

## **\$224,800 - 111 11445 Ellerslie Road, Edmonton**

MLS® #E4419498

**\$224,800**

2 Bedroom, 2.00 Bathroom, 1,102 sqft  
Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Rare two bedroom plus study (or third bedroom if the need is there) unit in Rutherford Village. Very spacious unit with large open living, dining and kitchen area. Two extra large bedrooms will easily accommodate King sized bedroom suites. This main floor unit has a large patio with gas hook up and is south east facing. There is one underground heated stall with locked storage cage and one outside stall directly in front of the unit. Close to all amenities such as shopping recreation centre, Anthony Henday freeway system and Hwy 2 south to Edmonton International Airport

Built in 2005

### **Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | E4419498               |
| Price          | \$224,800              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,102                  |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |



## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 111 11445 Ellerslie Road |
| Area        | Edmonton                 |
| Subdivision | Rutherford (Edmonton)    |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T6W 1T1                  |

## Amenities

|                |   |
|----------------|---|
| Amenities      | Off Street Parking, Closet Organizers, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Vinyl Windows, See Remarks, Exterior Walls 2"x8", Storage Cage |
| Parking Spaces | 2   |
| Parking        | Underground, See Remarks  |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Hot Water, Natural Gas  |
| # of Stories      | 4   |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Stucco  |
| Exterior Features | Flat Site, Landscaped, No Through Road, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Stucco  |
| Foundation        | Concrete Perimeter   |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 28th, 2025 |
| Days on Market | 69                 |
| Zoning         | Zone 55            |
| Condo Fee      | \$745              |

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Listing information last updated on April 6th, 2025 at 10:17pm MDT